

**BEFORE THE TENNESSEE STATE BOARD OF EQUALIZATION**

IN RE:	George D. Strawser, et ux	)
	Dist. 4, Map 112M, Group A, Control Map 112M,	) Dickson County
	Parcel 1.00, S.I. 000	)
	Residential Property	)
	Tax Year 2007	)

### INITIAL DECISION AND ORDER

### Statement of the Case

The subject property is presently valued as follows:

<u>LAND VALUE</u>	<u>IMPROVEMENT VALUE</u>	<u>TOTAL VALUE</u>	<u>ASSESSMENT</u>
\$35,000	\$159,900	\$194,900	\$48,725

An appeal has been filed on behalf of the property owner with the State Board of Equalization. The undersigned administrative judge conducted a hearing in this matter on November 26, 2007 in Charlotte, Tennessee. In attendance at the hearing were Mr. and Mrs. Strawser, the appellants, and Gail Wren, Dickson County Property Assessor.

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

Subject property consists of a single family residence located at 1101 Ridge Road in Burns, Tennessee.

The taxpayers contended that subject property should be valued at \$185,000. In support of this position, the taxpayers introduced an appraisal report prepared by Ken Calabro which valued subject property at \$185,000 as of January 20, 2007.

The assessor contended that subject property should remain valued at \$194,900. In support of this position, three comparable sales were introduced into evidence.

The basis of valuation as stated in Tennessee Code Annotated Section 67-5-601(a) is that "[t]he value of all property shall be ascertained from the evidence of its sound, intrinsic and immediate value, for purposes of sale between a willing seller and a willing buyer without consideration of speculative values . . ."

After having reviewed all the evidence in the case, the administrative judge finds that the subject property should be valued at \$194,900 based upon the presumption of correctness attaching to the decision of the Dickson County Board of Equalization.

Ironically, the administrative judge finds that the parties' contentions of value are mutually supportive insofar as they differ by a relatively insignificant 5%. The administrative judge finds it inappropriate to give Mr. Calabro's appraisal report greater weight because he was not present to testify or undergo cross-examination. See *TRW Koyo*



(Monroe Co., Tax Years 1992-1994) wherein the Assessment Appeals Commission ruled in pertinent part as follows:

The taxpayer's representative offered into evidence an appraisal of the subject property prepared by Hop Bailey Co. Because the person who prepared the appraisal was not present to testify and be subject to cross-examination, the appraisal was marked as an exhibit for identification purposes only. . . .

\* \* \*

. . . The commission also finds that because the person who prepared the written appraisal was not present to testify and be subject to cross-examination, the written report cannot be considered for evidentiary purposes. . . .

Final Decision and Order at 2.

The administrative judge finds that the Assessment Appeals Commission reached a similar conclusion as recently as November 29, 2007 when it refused to consider an engineer's letter stating as follows:

The taxpayer's arguments. . . require us to draw conclusions from an engineer's letter concerning cost to cure structural defects, and without the engineer present to question or explain.. we decline to use that evidence to derive an alternative value. . .

*Hermitage Crest Apt. LP* (Davidson Co., Tax Year 2004, Final Decision and Order at 2).

#### ORDER

It is therefore ORDERED that the following value and assessment be adopted for tax year 2007:

<u>LAND VALUE</u>	<u>IMPROVEMENT VALUE</u>	<u>TOTAL VALUE</u>	<u>ASSESSMENT</u>
\$35,000	\$159,900	\$194,900	\$48,725

It is FURTHER ORDERED that any applicable hearing costs be assessed pursuant to Tenn. Code Ann. § 67-5-1501(d) and State Board of Equalization Rule 0600-1-.17.

Pursuant to the Uniform Administrative Procedures Act, Tenn. Code Ann. §§ 4-5-301—325, Tenn. Code Ann. § 67-5-1501, and the Rules of Contested Case Procedure of the State Board of Equalization, the parties are advised of the following remedies:

1. A party may appeal this decision and order to the Assessment Appeals Commission pursuant to Tenn. Code Ann. § 67-5-1501 and Rule 0600-1-.12 of the Contested Case Procedures of the State Board of Equalization. Tennessee Code Annotated § 67-5-1501(c) provides that an appeal **“must be filed within thirty (30) days from the date the initial decision is sent.”** Rule 0600-1-.12 of the Contested Case Procedures of the State Board of Equalization provides that the appeal be filed with the Executive Secretary of

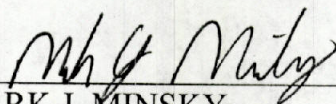


the State Board and that the appeal “**identify the allegedly erroneous finding(s) of fact and/or conclusion(s) of law in the initial order**”; or

2. A party may petition for reconsideration of this decision and order pursuant to Tenn. Code Ann. § 4-5-317 within fifteen (15) days of the entry of the order. The petition for reconsideration must state the specific grounds upon which relief is requested. The filing of a petition for reconsideration is not a prerequisite for seeking administrative or judicial review; or
3. A party may petition for a stay of effectiveness of this decision and order pursuant to Tenn. Code Ann. § 4-5-316 within seven (7) days of the entry of the order.

This order does not become final until an official certificate is issued by the Assessment Appeals Commission. Official certificates are normally issued seventy-five (75) days after the entry of the initial decision and order if no party has appealed.

ENTERED this 4th day of December, 2007.

  
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MARK J. MINSKY  
ADMINISTRATIVE JUDGE  
TENNESSEE DEPARTMENT OF STATE  
ADMINISTRATIVE PROCEDURES DIVISION

c: Mr. George D. Strawser  
Gail Wren, Assessor of Property